

**Denali Commission Quarterly  
Project Narrative and Funds Disbursement Request**

**Project Name:** ADA Access and Parking Project

**Agency:** Kodiak Island Health Care Foundation

**Reporting Period:** Quarterly report—this period ends 31 March 09

**Grant #:** 06-4-C-5021

**Amount of Funds Requested:** \$217,574.06

**1. What is the status of the project; include portions completed?**

**THIS IS A CLOSEOUT REPORT FOR THIS GRANT:**

The KIB Hospital Master Plan is complete. The Schematic Designs are complete and have been approved by the KIB Assembly. The Design Development contract has been approved by the Assembly. DD has been completed and presented to the KIB Architectural Review Board. They have approved the DD documents. 100% Design Documents have been completed. The KIB has issued a Construction RFP with a closing of 16 Oct. 4 responsive Bids have been received and are being reviewed by the KIB. The KIB requested changes to the original bids from all bidders. Two have responded and the KIB Engineering Dept has selected the low bidder as the recommended contractor. The KIB Assembly has approved the bid selection of Brechan Enterprises. The contract has been awarded and construction begun. 95% of site work has been completed. Paving is also 90% completed with remaining sidewalk and paving to be completed after the spring thaw in 09. Building construction is nearly complete with most interior work nearing finish state. Cabinets and fixtures are currently being accomplished with flooring remaining. Final Parking Lot work will be completed after the spring thaw.

**2. Is the project on schedule; if no, how will this be dealt with?**

Project is on schedule.

**3. Is the project on budget; if not, how will this be dealt with?**

The project bids came in higher than the Design Estimates. The Denali Commission issued a grant amendment which increased the funding award by \$217,574.06. (DC letter 30 Dec 08, Addendum "B" to Award 136)

**4. Other comments/problems and solutions:**

With this report we requesting reimbursement in the amount of the Addendum "B" fund increase (\$217,574.06). The KIB bill documents that all work for this billing was

## Attachment F

completed prior to 31 Dec 2008. (Completed prior to the end of the grant award period of 31 Dec 2008).

**Denali Commission  
Quarterly Project Financial Report**

**Project Name: ADA Access and Parking Project**

Agency: Kodiak Island Health Care Foundation

Reporting Period: Quarterly report—this period ends 31 March 09

Grant #: 06-4-C-5021

**Please include the following information:**

*(Use additional pages as necessary)*

Budget Information:

1. The total project budget—Denali Commission and other funds combined: \$1,477,540
2. The total project expenditures as of the end of the most recent quarter: ~~\$845,168.40~~ \$1,477,540.00
3. The total amount of Denali Commission funds committed to the project: \$547,808.06
4. The total expenditure of Denali Commission funds for the project as of the end of this reporting period: \$547,808.06
5. The percentage of expenditures to the total budget: 37 percent
6. Project Performance Analysis (use PPA form on page 2 of 641):

Project Schedule:

Show the project schedule with milestone dates for design and construction.

- Technical Engineering Analysis (complete)
- Physical/Functional Evaluation (complete)
- Master Plan (Complete)
- Schematic Design (Complete)
- Design Development (Complete)
- Construction Documents (Complete)
- Bidding/Negotiation (Complete)
- Construction 08 (Paving 90% complete)

Form 641A

**Denali Commission**  
**Quarterly Project Financial Report**  
**Project Performance Analysis (PPA) Form**

Project Name: **ADA Access and Parking Project**

Agency: Kodiak Island Health Care Foundation

Reporting Period: Quarterly report—this period ends 31 March 09

Grant #: 06-4-C- 5021

<b>Line Items:</b>	<b>Approved Budget:</b>	<b>Actual Cost:</b>	<b>Scheduled Completion Date:</b>	<b>Actual Work Performed:</b>
Construction	\$547,808.06	\$547,808.06	Summer 09	Paving and ADA access 90% complete. Door install remains only major component
<b>Totals:</b>	\$547,808.06	\$547,808.06		

Signature: \_\_\_\_\_

Jimmy Ng, Executive Director  
 KIHCF

Print Name and Title:

5 Mar 2009

Date:

Form 641B



# Close-Out Report Narrative

## **ADA Access and Parking Lot**

**Grant 06-4-C-5021**

**March 2009**

The ADA Access and Parking Lot project was built in conjunction with the building of a Federally qualified community health center. That facility is a Kodiak Island Health Care Foundation owned clinic operating as the Kodiak Community Health Center. That project includes the rehab of unfinished spaces in the Providence Kodiak Island Medical Center (PKIMC), Kodiak Island Borough's community hospital. The clinic is being built as a part of the Kodiak community hospital complex. Because of additional customer loading on the medical complex the total number of parking spaces needed to be increased. In addition, the access to the hospital, nursing home and KCHC clinic were not ADA compliant. This project increases the number of parking spaces by 40 stalls, adds handicap parking stalls, provides a ramp to the hospital and clinic entrance, and installs an ADA approved power assisted door.

The project financial administration was provided by the Kodiak Island Health Care Foundation, while the actual construction management was completed by the KIB Engineering Dept. The project began in 2004 and will be fully completed by late spring 2009. This project is 95% complete. The remaining 5% involves tasks that cannot be completed until spring thaw.

The project took much longer to complete than anticipated. Because the KIB is the land/property owner, a significant amount of time was required to complete the public processes involved in approving and constructing the adjacent clinic. Once the clinic project was approved by the KIB Assembly, this project moved ahead smoothly and without any significant construction issues. Project cost did increase significantly due to the time delay. Additional DC funds were solicited and an amendment increasing project funding was issued.

The construction administration of the project was provided by the KIB Engineering Department. The KIB staff is extremely familiar with the myriad of Federal, State and KIB legal requirements impacting this project. They provided compliance and cost containment oversight of the project. A&E services for Documentation and Design were provided by Prochaska and Associates. They are very familiar with Alaskan projects and provided excellent services. They were also contracted by the KIB for Construction Phase services. In addition, because the clinic project will receive USDA funds, USDA engineering personnel completed reviews of the plans and processes for both projects.

This project went very smoothly. The 2 year time period required to complete the public clinic construction approval process was challenging. This was primarily due to the very steep

construction and materials price creep during the last few years. The initial cost estimate was \$1.1 Million. The eventual cost will be closer to \$1.5 Million. Working with the Denali Commission Staff and Alaska DHS during the project was a pleasure. Both organizations' staffs were always very helpful and understanding of the time delays. Without the Denali Commission's assistance this project would have been very difficult to complete.

Thank you.

# Kodiak Island Health Care Foundation

P.O. Box 4385 • Kodiak, Alaska 99615  
(907) 486-9557

Mar 30, 2009

Chris Briscoe  
Grant Administrator II  
Facilities Section  
Alaska Department of Health & Social Services  
P.O. Box 110650  
Juneau, AK 99811

Re: Denali Commission Grant # 06-4-C-5021 Project Expenditure Summary


Dear Ms. Briscoe:

Please find below a Project Expenditure Summary. These numbers were derived by the Kodiak Island Borough Engineering staff in concert with the contractor building the project; Brechan Construction Inc. If you have any questions please contact me at 907 486 3875 or [alaskang@yahoo.de](mailto:alaskang@yahoo.de).

Thank you again for all of your support with this project.

Freight:	\$127,374.00
Labor:	\$382,122.00
Materials:	\$585,922.00
Other: (Construction Etc.)	\$ 54,748.00
Planning and Design:	\$ 225,475.00
Project Administration/Overhead:	\$101,899.00
 Total Expenditures for this award:	 \$1,477,540

Sincerely,



Jimmy Ng  
Executive Director  
Kodiak Island Health Care Foundation





# SITE OBSERVATION REPORT

Planning • Architecture • Engineering • Interiors • Facility Management

**PERFORMED BY:** Curtis Field  
Project Manager

**DATE:** 11/05/08

**PROJECT:** Kodiak Community Health Center  
Providence Kodiak Island Medical  
Center  
1915 East Rezanof Road  
Kodiak, AK 99615

**PROJECT NO.:** 061003

**WEATHER:** Overcast skies, calm winds, high 20s °f, to low 30s °f.

## OBSERVATIONS:

I arrived on site at approximately 10:00 am, 11/5/08. Approximately 8 workers were observed, installing metal stud track, and mechanical equipment indoors, and sweeping snow off the roof and detailing the membrane installation outside. The steel fireproofing contractor was due on site the following day.

The following observations were made:

1. The exterior Parking Lot appears substantially complete, and part of it is being used by staff. A chain link fence separates construction break-out area from staff parking. A discussion topic for the upcoming Construction Meeting will be whether to issue Brechan a Partial Certificate of Substantial Completion for the lot. It appears that sidewalk concrete is also mostly done (see Figures #1 & 2 for entry drive & sidewalk paving).
2. Most of the exterior of the building addition is enclosed, with cornice framing completed, and rigid insulation installed; the new Entry Canopy stud framing is nearly complete (see Figures #3, 4 & 5).
3. Entry Canopy framing for wall seismic joint is pictured in Figure #6.
4. The roof membrane has been installed, with several workers removing snow to complete detailing. The nearly-completed edge seismic joints are depicted in Figures #7 & 8.
5. The addition interior has been backfilled and the floor slab poured. Exterior window openings have been roughed in and covered with plastic (see Figure #9).
6. Workers were installing ductwork connecting ATU "H", over Office #142 (see Figure #10).
7. New steel beams have been installed in existing hospital space to carry moveable partition dividing new Training Rooms #156 and 159 (see Figure #11).
8. Following the inspection, I certified a figure of \$540,011.38 for the period, in agreement with contractor's completion claim, less a total Retainage figure of \$267,316.18.
9. The "Total Completed and Stored to Date" figure on AIA #G702 is \$2,714,493.66, which is approximately 55.2% of the current total of \$4,914,060.00. At the Owner's request, I agreed that the General Contractor should be allowed to stop subtracting Retainage from future payment applications.

*Submitted by Curtis Field, AIA, Project Manager*

*(See next pages for photo illustration of above observations.)*

## PROCHASKA & ASSOCIATES

11317 Chicago Circle • Omaha, Nebraska 68154-2633

Telephone: (402) 334-0755

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figure 1, parking lot entry drive, looking southwest.



figure 2, showing sidewalk HC curb ramp.

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figure 3, southwest corner of addition.



figure 4, southeast corner of addition.

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figure 5, new entry canopy fascia framing, taken 11/06/08.



figure 6, new entry canopy framing-wall seismic joint.

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figure 7, roof membrane installed, with building edge seismic joint nearly completed.



figure 8, roof membrane installed, with seismic joint at new entry canopy roof.

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figure 9 – new floor slab--steel fireproofing of this space was begun on 11/06/08.



figure 10, installing ATU "H", over Office #142.

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figure 11, new steel for moveable partition in Training Rooms "A" & "B", #156 & 159.

*End of Report*

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CERTIFICATE OF APPRECIATION

# Denali Commission

Contribution For Parking and ADA  
Improvements at Kodiak Hospital

**Kodiak Island Health Care Foundation**



*Jimmy*  
Jimmy Ng, Kodiak Island Health Care Foundation  
*Rick S. Clifford*  
Rick Clifford, Kodiak Island Borough Manager

19 March 2009

19 March 2009

































**KODIAK COMMUNITY HEALTH CENTER**  
Serving the community with quality care and support  
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